



**NOTICE OF HEARING**  
**An Application Has Been Filed With**  
**The Committee of Adjustment**  
**For The Township of Guelph/Eramosa**

The Committee of Adjustment for the Township of Guelph/Eramosa will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O., 1990, P.13, as amended.

**DATE:** Wednesday, October 10, 2018  
**TIME:** 7:00 PM  
**LOCATION:** Township of Guelph/Eramosa, Municipal Building  
8348 Wellington Road 124 (at Bruceedale)  
**APPLICATION NUMBER: A 08/18**

**Location of Property:** 5524 Watson Road North  
DIV C CON 9 LOT 4 LOT 5

Former geographic area of the Township of Guelph  
Now in the Township of Guelph/Eramosa

**Purpose:** The applicant is requesting relief from Zoning By-law 40/2016 relative to Section 6.2.8.2 Minimum Frontage of 20m whereas 30m is proposed. The Minor Variance Application is to satisfy a condition of the decision on Consent Application B22/18 for the severed parcel.

**By-law Requirements:** Section 6.2.8.2 of Zoning By-law 40/2016 states that the Minimum Frontage is 30m.

**Request:** Relief of 10m is required from Section 6.2.8.2 of the Township's Zoning By-law 40/2016.

***How Do I Provide Comments?***

You may provide your comments, in support or opposition, regarding this application:

**In Person.**

**By appearing at the Public Hearing.**

Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

**In Writing.**

**Filing a written submission.**

Written comments on the application may be forwarded in person or by mail to the Secretary-Treasurer of the Committee of Adjustment as indicated below.

**How Do I Get More Information?**

Information regarding this application is available for inspection as of the date of this notice. For more information about this matter, please contact:

**Gaetanne Kruse, Secretary-Treasurer, Committee of Adjustment**  
**Township of Guelph/Eramosa**

**8348 Wellington Rd 124, P.O. Box 700, Rockwood, ON N0B 2K0**  
**Email: [gkruse@get.on.ca](mailto:gkruse@get.on.ca) Telephone: 519-856-9596 Ext. 112 Fax (519) 856-2240**

**In Person.**

Visit the office of the Secretary-Treasurer of the Committee of Adjustment at the Township of Guelph/Eramosa municipal building, 8348 Wellington Road 124, (at Bruceedale).

**By Telephone.**

(519) 856-9596 (Ext. 112), between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday, exclusive of office closures.

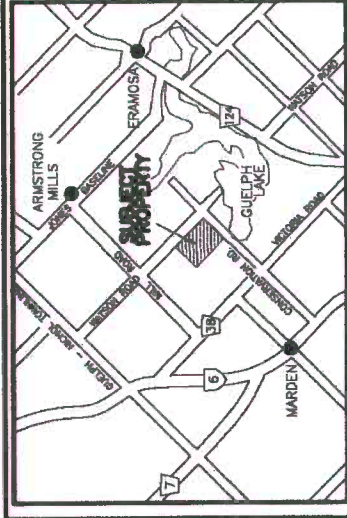
**How Do I Receive Notification Of The Decision?**

You *must* make a written request for Notice of Decision to the Secretary-Treasurer of the Committee of Adjustment (contact information provided above.)

A sketch showing the subject property is provided.

Dated at the Township of Guelph/Eramosa  
This 20th day of September, 2018

  
Gaetanne Kruse, CPT  
Secretary-Treasurer



**MINOR VARIANCE SKETCH**  
 PART OF LOTS 4 AND 6, CONCESSION 9, DIVISION 'C'  
 GEOGRAPHIC TOWNSHIP OF GUELPH  
 TOWNSHIP OF GUELPH-ERAMOSA  
 COUNTY OF WELLINGTON

SCALE 1 : 4000

VAN HARTEN SURVEYING INC.

ZONING : ENVIRONMENTAL PROTECTION (EP)  
 O.P. : CORE GREENLANDS

PIN 71368 - 0009 (LT)

PART 1 61R - 705  
 PIN 71368 - 0010 (LT)

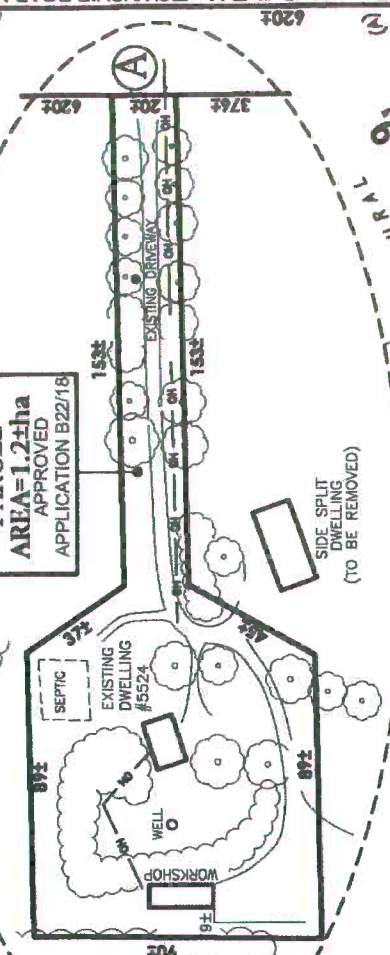
LOT 4  
 DIVISION 10,  
 CONCESSION 9,  
 DIVISION 'C'

O.P. : GREENLANDS

DETAIL  
 Not To Scale

ZONING : ENVIRONMENTAL PROTECTION (EP)  
 O.P. : CORE GREENLANDS

SEVERED  
 PARCEL  
 AREA=1.2±ha  
 APPROVED  
 APPLICATION B22/18

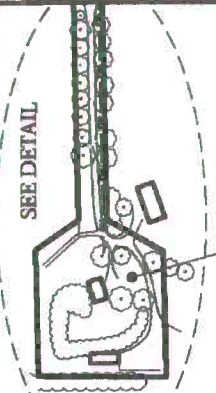


SIDE SPLIT  
 DWELLING  
 (TO BE REMOVED)

LOT 4  
 PIN 71368 - 0016 (LT)

RETAINED  
 PARCEL  
 AREA=82.2±ha  
 APPROVED  
 APPLICATION B22/18

MINOR VARIANCE  
 REQUEST:  
 TO PERMIT A REDUCED LOT  
 FRONTAGE TO BE 20m  
 INSTEAD OF 30m AS  
 REQUIRED IN SECTION 6.2.8.2  
 OF THE ZONING BY-LAW.



SEVERED  
 PARCEL  
 AREA=1.2±ha  
 APPROVED  
 APPLICATION B22/18

ZONING : OPEN SPACE  
 O.P. : RECREATIONAL

PART 1  
 61R-1708  
 PIN 71368 - 0015 (LT)

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9 CONSERVATION ROAD (TOWNSHIP ROAD No. 6) PIN 71368 - 0006 (LT)

LOT 3  
 PIN 71368 - 0014 (LT)

LOT 4  
 PIN 71368 - 0016 (LT)

LOT 5  
 PIN 71368 - 0017 (LT)

LOT 6  
 PIN 71368 - 0018 (LT)



O.P. : CORE GREENLANDS  
 ZONING: ENVIRONMENTAL PROTECTION (EP)



O.P. : RECREATIONAL  
 ZONING: OPEN SPACE

**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Orangeville  
 Elmira Guelph  
 Ph: 519-669-5070 Ph: 519-821-2763 Ph: 519-940-4110  
 www.vanharten.com info@vanharten.com  
 DRAWN BY: NCH CHECKED BY: JEB PROJECT No.: 25498-18

- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  - SUBJECT LANDS ARE ZONED AGRICULTURAL, OPEN SPACE (OS) AND ENVIRONMENTAL PROTECTION (EP).
  - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL, RECREATIONAL, CORE GREENLANDS AND GREENLANDS.
  - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE:**  
 THIS SKETCH WAS PREPARED ON THE 5th DAY OF SEPTEMBER, 2018

JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR